



# 1324 BURFIELD Drive Kamloops British Columbia

\$1,150,000

Creekfront Sun Peaks Retreat with Legal Suite! Experience the best of Sun Peaks living in this exceptional three-storey creekfront home, perfectly positioned just outside the village on a quiet, family-oriented street with incredible access to skiing, recreation and year-round adventure. With over 3,000 sq. ft. of living space, this spacious home offers 6 bedrooms, 4 bathrooms and a fully permitted legal 2-bedroom suite--an ideal opportunity for families, extended family, guests or rental income. The bright, open-concept main living area is designed for entertaining and relaxing, with generous living and dining spaces flowing seamlessly to the outdoor deck and hot tub. Step outside and immerse yourself in the peaceful forest setting, your year-round retreat, and head out to the slopes! Upstairs you'll find four spacious bedrooms and three bathrooms, including a large primary suite with walk-in closet and ensuite. Recent updates include carpeting and triple pane windows, while a battery backup system through BC Hydro provides added peace of mind. The attached garage also features an EV charger. Whether you're looking for a full-time mountain home, family getaway or investment property, this one checks the boxes. The property, including the legal 2-bedroom suite, could be purchased furnished. Ski, hike, bike and enjoy everything Sun Peaks has to offer right from your doorstep! (id:6769)

|                                             |                                         |
|---------------------------------------------|-----------------------------------------|
| Bedroom 11' x 10'                           | Dining room 8'0" x 8'0"                 |
| Bedroom 10'8" x 11'2"                       | Living room 12'0" x 10'0"               |
| Bedroom 10'8" x 11'                         | 4pc Bathroom Measurements not available |
| Primary Bedroom 14'3" x 11'0"               | Laundry room 5'0" x 6'0"                |
| 3pc Ensuite bath Measurements not available | Foyer 9'0" x 10'0"                      |

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Listing Presented By:



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Kitchen 10'0" x 12'0"

3pc Bathroom Measurements not available